

**CITY PLANNING COMMISSION MEETING AGENDA  
JUNE 22, 2017**

**12:30 PM - Lunch**

**1:00 PM**

**1. Call to Order/Roll Call**

**2. Architectural Review Board Items Action –**

**A. Design Review**

**1. 2701 Lafayette Boulevard**

Applicant: Lloyd B. Williams

Project Request: Design review of a commercial building to residential use

Project Summary: Continued from the May 22, 2017 ARB meeting. The ARB “recommended further study of the project design and stressed the importance of creating a design that would soften the commercial look of the building. They again suggested having a different window treatment across the front of the building rather than having a solid plate glass window. The applicant doesn’t need to alter the front of the building. They could explore a design that gives the “feeling” of an enclosed porch.” The following was also recommended:

- Providing accurate and appropriate drawings of design details
- Add more windows to the building and consider having skylights
- Remove the overhead garage door
- Reconsider reapportioning the entire interior space
- Ask their architect to attend the next ARB meeting

The applicant has resubmitted a design that retains the existing front elevation of the building, removes the commercial plate glass, adds residential window bands to the front elevation; changes the entrance door to a six-panel residential design; and eliminates the rear overhead door for a twenty-four-lite pedestrian door.

ARB Recommendation: By a vote of 5-0, the ARB recommends approval for the design with the following recommendations:

- All siding should be vertical;
- Add windows that match the front, to the left and right elevations at the front where the storefront glass has been removed.

**2. 1233 W. Olney Road—The Bakehouse at Chelsea**

Applicant: Lloyd B. Williams

Project Request: Design review of an outdoor dining encroachment

Project Summary: The building is at the corner of W. Olney Road and Orapax Street. An outdoor dining area is proposed to encroach into the public right-of-way on the W. Olney Road side of the building. The proposed outdoor dining area measures thirty-one feet, one inch wide by nine feet deep. The dining area will have a covered, open structure. The structure will be made of wood and covered with corrugated roofing. A six-and-a-half-inch wide drink rail is proposed at

stool height with a metal footrail lining the inside of the posts. The front of the structure will have individual eleven-inch, metal letters for the sign with a contrasting metal panel behind that has an LED light strip to illuminate the sign. A vertical herb garden comes down from the structure support that wraps the corner on the Orapax Street elevation.

ARB Recommendation: By a vote of 5-0, the ARB recommends approval for the outdoor dining encroachment as presented

### **3. Presentations**

**A. Residential Coastal District** - *Robert Tajan, AICP, CFM, Zoning & Floodplain Manager*

### **4. June 22, 2017 Public Hearing Preview**

### **5. Director's Comments**

**A. Council Actions**

### **6. Comments from Commissioners**

### **7. Future Meeting Schedule**

Wednesday, July 12, 2017	1:00 PM Zoning Field Trip
Thursday, July 13, 2017	1:00 PM Regular Meeting
Thursday, July 27, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, August 9, 2017	1:00 PM Zoning Field Trip
Thursday, August 10, 2017	1:00 PM Regular Meeting
Thursday, August 24, 2017	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/Planning/designreview.asp](http://www.norfolk.gov/Planning/designreview.asp)